



Folly Hall Road, Tingley Wakefield WF3 1TN

welcome to

Folly Hall Road, Tingley Wakefield

FOUR bedroom DETACHED FAMILY HOME with TWO RECEPTION ROOMS, SPACIOUS CONSERVATORY, KITCHEN, DOWNSTAIRS WC, FAMILY BATHROOM, INTEGRAL GARAGE, DRIVEWAY, ENCLOSED LAWNED GARDEN to the REAR. Good access to motorway links and good schools.

Entrance Hall

Composite door to the front, uPVC double glazed window, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. Doors leading to the downstairs WC, kitchen and living room.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, tiled walls to all visible areas.

Kitchen

13' 8" x 6' 4" (4.17m x 1.93m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven, induction hob, space for fridge freezer, washing machine and dishwasher, uPVC double glazed window to the front, uPVC double glazed window and door to the side. Door leading through to the dining room.

Dining Room

11' 3" x 7' 5" (3.43m x 2.26m)

Gas central heating radiator, door leading through to the living room and open access into the conservatory.

Conservatory

12' 7" x 12' 4" (3.84m x 3.76m)

A good sized room with uPVC double glazed windows to three sides, gas central heating radiator and door leading out to the rear garden.

First Floor Landing

Storage cupboards, loft access. Access to all four bedrooms and house bathroom.

Bedroom One

13' 1" x 12' 7" (3.99m x 3.84m)

Two uPVC double glazed windows to the front, fitted wardrobes, gas central heating radiator.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

uPVC double glazed window to the rear, gas central heating radiators, fitted wardrobes.

Bedroom Three

10' 3" x 7' 10" (3.12m x 2.39m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

7' 7" x 7' 10" (2.31m x 2.39m)

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, tiled walls to all visible areas, uPVC double glazed window to the rear.

Exterior

Driveway to the front leading to the integral garage and to the rear is an enclosed lawned garden with flower beds and shrubs and having fence boundaries, perfect space for all the family to enjoy.

Garage

16' 3" x 8' 5" (4.95m x 2.57m)

Up and over door.





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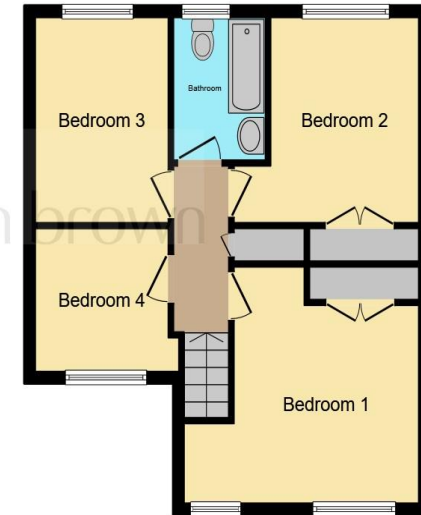
- Four bedroom detached family home
- Spacious conservatory
- Two reception rooms
- Downstairs WC
- Garage and lawned rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£315,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MLY111314 - 0003

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